



# **2025 Housing Monitoring Report**

## **1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025**

**Published January 2026**

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# **1 Introduction**

- 1.1 This document has been prepared by the Planning Policy and Infrastructure Business Unit following Government guidance set out in the National Planning Policy Framework (NPPF). Paragraph 72 of the NPPF requires local authorities to “a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.” This report provides monitoring data on housing delivery across all areas of the District. The Council’s Five-Year Housing Land Supply Position is presented in a separate standalone report.
- 1.2 The assessment period for the Housing Monitoring Report is 1st April 2024—31st March 2025. This report also includes data collected since the beginning of the Plan Period in 2013.

## **a) Disclaimer**

- 1.3 The information in this report is provided in good faith and is as correct as the available records allow; however, no guarantee can be given about potential errors. The identification of a site in this document does not imply that planning permission will be granted for any specific housing proposal, as this will depend on the consideration of any planning application and its material considerations at the time.

## **b) Data Sources**

- 1.4 The data in this document is sourced from Newark and Sherwood District Council’s planning and building control records via the Uniform system. Affordable Housing data is provided by the Council’s Strategic Housing Team and NHBC monthly returns. Further data on commencements and completions is provided by LABC and other Approved Inspectors.
- 1.5 This report is available to view online but should you need a written copy please contact the Planning Policy and Infrastructure Business Unit at the address below: This document can be made available in other forms upon request.

## **c) Contact Information**

- 1.6 For any queries or correspondence, please use the following details:

Newark & Sherwood District Council  
Castle House  
Great North Road  
Newark  
Notts  
NG24 1BY  
E-mail: [planningpolicy@newark-sherwooddc.gov.uk](mailto:planningpolicy@newark-sherwooddc.gov.uk)  
Tel: 01636 650000

## 2 Housing Commitments Data 2024/25

- 2.1 This chapter outlines the current housing commitments within the District. Housing commitments refer to sites that have an existing planning permission for residential development. It provides an overview of the scale and distribution of committed housing supply, highlighting progress towards meeting the District's housing requirements. The data reflects permissions granted and offering insight into future delivery.

### a) Number of Dwellings Committed by Type of Application (Net Commitments)

- 2.2 Table 1 gives an overview of the total number of dwellings in the District that have an extant outline, detailed, or change-of-use permission that could be built.
- 2.3 In total, there are **7,535** dwellings with permission that could be built across the District.

**Table 1: Summary of Dwelling Committed by Type of Application**

Site Type	Number of Dwellings
0-9 Dwellings Outline (Small and Medium Sites)	13
0-9 Dwellings Detailed (Small and Medium Sites)	229
10+ Dwellings Outline (Large Sites)	4,304
10+ Dwellings Detailed (Large Sites)	2,701
Change of Use/Conversion	288
<b>Totals</b>	<b>7,535</b>

- 2.4 Table 2 below shows net commitments by parish and application type as of 01/04/2025.

**Table 2: Commitments by Parish and Application Type**

Parish	Large Sites (10 + Dwellings / >0.5Ha)		Small & Medium Sites (0-9 Dwellings or <0.5ha)		Change of use / Conversions		Total Dwellings
	Outline	Detailed	Outline	Detailed	All		
Alverton	-	-	3	-	-		3
Averham	-	-	-	-	5		5
Balderton	-	450	-	10	3		463
Barnby	-	-	-	-	-		-
Bathley	-	-	-	1	2		3
Besthorpe	-	-	-	-	6		6
Bilsthorpe	-	79	-	6	-		85
Bleasby	-	-	-	5	3		8
Blidworth	-	65	-	4	2		71
Bulcote	-	32	-	12	24		68
Carlton on Trent	-	-	-	1	2		3
Caunton	-	-	-	1	2		3
Caythorpe	-	-	-	-	-		-
Clipstone	-	-	-	3	1		4
Coddington	-	-	1	-	-		1
Collingham	-	21	-	15	8		44
Cotham	-	-	-	1	-		1
Cromwell	-	-	0	1	-		1

Eakring	-	-	-	5	4	9
East Stoke	-	-	-	2	1	3
Edingley	-	-	2	4	3	9
Edwinstowe	281	355	3	3	-	642
Egmanton	-	-	1	2	4	7
Elston	-	-	-	-	3	3
Epperstone	-	-	-	2	1	3
Farndon	-	-	-	4	1	5
Farnsfield	-	-	-	1	2	3
Fernwood	1,800	806	-	-	1	2,607
Fiskerton	-	-	1	2	1	5
Girton	-	-	-	-	1	1
Gonalston	-	-	-	-	-	-
Grassthorne	-	-	-	1	1	2
Gunthorpe	-	-	-	-	2	2
Halam	-	-	-	5	-	5
Halloughton	-	-	-	-	-	-
Harby	-	-	-	4	-	4
Hawton	-	-	-	-	-	-
Hockerton	-	-	-	4	1	5
Holme	-	-	-	-	-	-
Hoveringham	-	-	-	-	2	2
Kelham	-	-	-	1	-	1
Kersall	-	-	-	-	1	1
Kilvington	-	-	-	1	-	1
Kirklington	-	-	-	1	-	1
Kirton	-	-	-	1	1	2
Kneesall	-	-	-	5	4	9
Langford	-	-	-	-	-	-
Laxton	-	-	-	-	1	1
Lowdham	-	-	-	1	1	2
Lindhurst	-	-	-	-	-	-
Maplebeck	-	-	-	2	1	3
Meering	-	-	-	-	-	-
Newark	2,223	602	-	56	92	2,973
North Clifton	-	-	-	-	-	-
North Muskham	-	-	-	2	-	2
Norwell	-	-	1	0	13	14
Ollerton & Boughton	-	235	-	19	32	286
Ompton	-	-	-	-	-	-
Ossington	-	-	-	1	2	3
Oxton	-	-	-	-	-1	-1
Perlethorpe	-	-	-	-	0	0
Rainworth	-	-	-	1	-	1
Rolleston	-	-	-	1	1	2
Rufford	-	-	-	1	5	6
South Clifton	-	-	-	-	1	1

South Muskham	-	11	-	1	4	16
South Scarle	-	-	-	1	1	2
Southwell	-	45	-	7	9	62
Spalford	-	-	-	-	5	5
Staunton	-	-	-	-	-	-
Staythorpe	-	-	-	-	1	1
Sutton on Trent	-	-	1	5	1	7
Syerston	-	-	-	-	2	2
Thorney	-	-	-	-	3	3
Thorpe	-	-	-	-	-	-
Thurgarton	-	-	-	11	10	21
Upton	-	-	-	7	2	9
Walesby	-	-	-	-	1	1
Wellow	-	-	-	1	1	2
Weston	-	-	-	2	4	6
Wigsley	-	-	-	1	-	1
Winkburn	-	-	-	-	2	2
Winthorpe	-	-	-	-	1	1
<b>TOTAL</b>	<b>4,304</b>	<b>2,701</b>	<b>13</b>	<b>229</b>	<b>288</b>	<b>7,535</b>

#### **b) Number of Dwellings Committed by Plan Area at 01/04/2025**

- 2.5 This section gives an overview of sites with extant planning permission, including their status, location, and the number of dwellings approved. It also explains whether the permissions are full or outline. The sites are listed by Plan Area, as defined in the Amended Core Strategy (2019).
- 2.6 Table 3 provides a summary of housing delivery and commitments on sites with extant planning permission across the Plan Areas.

**Table 3: Permissions Summary Table**

Core Strategy Area	Total Dwellings	Dwellings Lost	Dwellings Complete	Net Commitments
Newark Area	7,021	149	670	6,202
Southwell Area	141	6	5	130
Nottingham Fringe Area	80	4	0	76
Sherwood Area	1,885	4	830	1,051
Mansfield Fringe Area	155	1	78	76
<b>Total</b>	<b>9,282</b>	<b>164</b>	<b>1,583</b>	<b>7,535</b>

- 2.7 Table 4 provides a summary of housing delivery and commitments on sites with extant planning permission across the three sub-areas which make up the Newark Area:

**Table 4: Newark Area Permissions by Sub-Area**

<b>Core Strategy Area</b>	<b>Total Dwellings</b>	<b>Dwellings Lost</b>	<b>Dwellings Complete</b>	<b>Net Commitments</b>
Newark & Rural South Sub Area (New1)	6,867	143	633	6,091
Collingham Sub-Area (New2)	96	2	27	67
Rural North Sub-Area (New3)	58	4	10	44
<b>Total</b>	<b>7,021</b>	<b>149</b>	<b>670</b>	<b>6,202</b>

**c) Number of Dwellings Committed in the Newark and Rural South Sub-Area (New1)**

2.8 Table 5 shows a list of commitments in the Newark and Rural South Sub Area (1):

**Table 5: Newark and Rural South Sub-Area (New1) Commitments**

Parish	Street	Site Ref	Site Area	Type	Site Type	App Type	Site Status	PDL/G	Gross Dwellings	Committed Losses	Total Completions at 31/03/2025	Net Commitments
Alverton	Burton Lodge	23/00097/OUT	0.06	NB	Small	Outline	NS	Green	1			1
Alverton	Newark Road, Warehouse R/O Casa Nostra	24/00542/OUT	0.29	NB	Small	Outline	NS	PDL	2			2
Averham	Church Lane (The Old Rectory)	12/00663/FUL	0.25	CV	Small	Detailed	UC	PDL	2	1		1
Averham	Staythorpe Road	10/00427/FUL	0.38	CU	Small	Detailed	UC	Green	4			4
Balderton	Barnby Road (Pear Close)	23/00004/FUL	0.20	NB	Small	Detailed	NS	PDL	1	1		0
Balderton	Club Court (2)	24/00456/FUL	0.13	NB	Small	Detailed	NS	Green	1			1
Balderton	Coronation Street (Land off)	24/00452/FUL	0.04	NB	Small	Detailed	UC	Green	2			2
Balderton	Hawton Lane (Flowserve)	23/01755/RMAM	8.70	NB	Large	Detailed	NS	PDL	309			309
Balderton	Kennedy Walk (11, Land adjacent)	22/00892/FUL	0.05	NB	Small	Detailed	UC	Green	1			1
Balderton	London Road (111-113)	23/00814/FUL	0.06	CV	Small	Detailed	NS	PDL	2	1		1
Balderton	London Road (Land at rear of 196)	20/02101/FUL	0.05	NB	Small	Detailed	UC	Green	3			3
Balderton	Main Street (39)	24/01528/LDCP	0.03	CU	Small	Detailed	NS	PDL	1			1
Balderton	NUA/Ho/10 - Lowfield Lane	22/02375/FULM	6.76	NB	Large	Detailed	NS	Green	142	1		141
Balderton	Main Street (Land to rear of 90)	18/00357/FUL	0.42	NB	Small	Detailed	UC	Green	3		2	1
Balderton	Pinfold Lane (Chapel Violins, The Old Chapel)	24/02165/FUL	0.02	CU	Small	Detailed	NS	PDL	1			1
Balderton	Smith Street (32, Rear of)	22/01493/FUL	0.03	NB	Small	Detailed	NS	Green	1			1
Balderton	Tennyson Road (23)	24/00207/FUL	0.03	NB	Small	Detailed	NS	PDL	1			1
Bathley	Cauntton Road (Greengates Farm)	21/00818/FUL	0.13	NB	Small	Detailed	UC	Green	1			1
Bathley	Main Street (The Covert)	18/00773/FUL	0.15	CU	Small	Detailed	UC	Green	2			2
Coddington	Newark Road (27, Blacks Farm)	22/01491/PIP	0.08	NB	Small	Outline	NS	PDL	1			1
Cotham	Newark Road (Apanui and Lezada)	22/01855/FUL	0.24	NB	Small	Detailed	UC	PDL	2	2		0
Cotham	The Lane (Old Hall Farm)	23/00683/FUL	0.16	NB	Small	Detailed	UC	Green	1			1
East Stoke	Brownlow Close (7) (Land associated with)	23/01296/FUL	0.13	NB	Small	Detailed	NS	PDL	1			1
East Stoke	Moor Lane (Honies Farm)	24/00528/FUL	0.25	CU	Small	Detailed	NS	PDL	1			1
East Stoke	Moor Lane (Land at the Bungalow)	24/02034/FUL	0.08	NB	Small	Detailed	NS	PDL	1			1
Elston	Elston Methodist Church	24/01598/FUL	0.04	CU	Small	Detailed	NS	PDL	1			1
Elston	Low Street (Manor Farm)	19/01112/FUL	0.10	CU	Small	Detailed	UC	Green	1			1
Elston	Top Street (Lineham House Farm)	20/01485/FUL	0.05	CU	Small	Detailed	UC	Green	1			1
Farndon	Cross Lane (9A)	16/01903/FUL	0.04	CU	Small	Detailed	UC	PDL	1			1
Farndon	Fosse Road (77)	16/00807/FUL	0.19	NB	Small	Detailed	UC	PDL	1			1
Farndon	Fosse Road (Land adj)	23/01429/FUL	0.24	NB	Small	Detailed	NS	Green	1			1
Farndon	Main Street (Land Fronting 9)	16/01695/FUL	0.12	NB	Small	Detailed	UC	Green	1			1

Farndon	School Lane (1, The Burrows)	24/02130/FUL	0.29	NB	Small	Detailed	NS	Green	1			1
Fernwood	A1 Fernwood to Balderton (Cowtham House)	22/00245/FUL	0.55	CU	Small	Detailed	NS	Green	1			1
Fernwood	NAP2c - Fernwood Meadows South)	19/01053/RMAM	22.61	NB	Large	Detailed	UC	Green	350		59	291
Fernwood	NAP2c - Land at Fernwood South Residual	16/00506/OUTM	103.55	NB	Large	Outline	NS	Green	1,800			1800
Fernwood	NAP2c - Land North and East of Fernwood	18/00526/RMAM	32.88	NB	Large	Detailed	UC	Green	1050		535	515
Kelham	Blacksmiths Lane	95/50749/FUL	0.10	NB	Small	Detailed	UC	PDL	2		1	1
Kilvington	Newark Road (Meadow Lea)	16/00535/FUL	0.22	NB	Small	Detailed	UC	PDL	1			1
Newark	Albert Street (10)	24/00559/CPRIOR	0.01	CU	Small	CPRIOR	UC	PDL	1			1
Newark	Albert Street (Flat 1, 58)	23/00307/LDCP	0.01	CU	Small	detailed	NS	PDL	0	1		-1
Newark	Alliance Street (Land at)	22/00489/FUL	0.04	NB	Small	Detailed	UC	PDL	2			2
Newark	Appleton Gate (20)	24/01689/CPRIOR	0.07	CU	Large	Detailed	UC	PDL	16			16
Newark	Barnby Gate (The Courtyard, Long Row)	23/02078/PIP	0.08	CU	Small	Outline	NS	PDL	3			3
Newark	Barnby Road (Grove Bungalow)	24/00842/RMAM	0.33	NB	Large	Detailed	UC	Green	6			6
Newark	Barnby Road (Grove Bungalow)	24/00842/RMAM	0.32	NB	Large	Detailed	UC	PDL	4			4
Newark	Barnby Road (Land /o of Bridge Cottages)	18/02049/FUL	0.22	NB	Small	Detailed	UC	Green	1			1
Newark	Beacon Hill Road (112a)	24/01000/FUL	0.02	CU	Small	Detailed	NS	PDL	2			2
Newark	Beacon Hill Road (140, Plot 1)	20/00500/FUL	0.16	NB	Small	Detailed	UC	Green	1			1
Newark	Beacon Hill Road (140, Plot 2)	20/00501/FUL	0.15	NB	Small	Detailed	UC	Green	1			1
Newark	Beacon Hill Road (152, The Cottage)	22/01728/FUL	0.15	NB	Small	Detailed	NS	PDL	1	1		0
Newark	Beacon Hill Road (35)	05/02257/FULM	0.22	NB	Large	Detailed	UC	PDL	16			16
Newark	Beacon Hill Road (73)	18/01583/RMA	0.25	NB	Small	Detailed	UC	Green	4		2	2
Newark	Beacon Hill Road (Land at rear of 244)	18/01764/FUL	0.15	NB	Small	Detailed	UC	Green	1			1
Newark	Beacon Hill Road (Land at rear of 244)	22/01878/RMA	0.22	NB	Small	Detailed	UC	Green	4			4
Newark	Beacon Hill Road (Land at)	15/02256/FUL	0.40	NB	Small	Detailed	UC	PDL	3			3
Newark	Bowbridge Road (Land at)	24/00618/FUL	0.34	NB	Medium	Detailed	NS	PDL	5			5
Newark	Carlton Road (18 & 20)	21/01654/FUL	0.03	NB	Small	Detailed	UC	Green	1			1
Newark	Carter Gate (3) and Balderton Gate (2 & 4)	23/00851/FUL	0.03	CU	Medium	Detailed	NS	PDL	5	2		3
Newark	Castle Gate (36-38)	21/02651/FUL	0.02	CU	Small	Detailed	UC	PDL	2		1	1
Newark	Castlegate (19-Ye Olde Market)	11/01046/FUL	0.06	CU	Medium	Detailed	UC	PDL	7			7
Newark	Castlegate (19-Ye Olde Market)	11/01046/FUL	0.02	NB	Medium	Detailed	UC	PDL	2			2
Newark	Castlegate (The Gap Site)	01/01496/FUL	0.07	NB	Large	Detailed	UC	PDL	10			10
Newark	Cleveland Square (1)	20/00072/FUL	0.05	NB	Small	Detailed	UC	Green	1			1
Newark	Devon Road (Garage Site)	11/01282/FUL	0.11	NB	Small	Detailed	UC	PDL	1			1
Newark	Dorner Avenue (9)	22/00169/FUL	0.04	NB	Small	Detailed	UC	PDL	1			1
Newark	Edward Avenue (Samson House)	21/02072/FUL	0.06	CU	Small	Detailed	UC	PDL	1			1
Newark	Elm Avenue (Playing Field)	22/00733/RMAM	1.27	NB	Medium	Detailed	UC	Green	9			9
Newark	George Street (Newcastle Arms Public House)	21/01276/FUL	0.02	CU	Medium	Detailed	UC	PDL	7	1		6

Newark	Hawton Road (174)	23/01974/FUL	0.07	CU	Small	Detailed	NS	PDL	0	1		-1
Newark	Hawton Road (84)	20/00639/FUL	0.04	NB	Small	Detailed	UC	PDL	1			1
Newark	Hill Vue Gardens (Land to rear of 20)	17/02249/FUL	0.14	NB	Small	Detailed	NS	PDL	4		2	2
Newark	Hutchinson Road (Land at)	22/01878/RMA	0.22	NB	Small	Detailed	UC	Green	4			4
Newark	Jubilee Street (Rear of 57-59)	23/00876/FUL	0.09	NB	Small	Detailed	NS	PDL	2			2
Newark	Kirk Gate (44-46)	24/00918/LDCP	0.01	CV	Small	Detailed	UC	PDL	1	2		-1
Newark	Lombard Street (12, Clinton House)	24/00946/FUL	0.02	CU	Small	Detailed	NS	PDL	1			1
Newark	Lombard Street (46-48)	24/01029/FUL	0.03	CU	Medium	Detailed	NS	PDL	6			6
Newark	London Road (65A)	04/02239/FUL	0.09	NB	Medium	Detailed	UC	PDL	5			5
Newark	Market Place (6, London Eye)	23/02262/FUL	0.01	CU	Small	Detailed	NS	PDL	4			4
Newark	Middle Gate (8)	20/02365/FUL	0.04	NB	Small	Detailed	uc	Green	4			4
Newark	Middle Gate (Central Buildings, Offices)	23/00527/CPRIOR	0.01	CU	Small	CPRIOR	NS	PDL	2			2
Newark	Middlebeck (Furrow Close, 7)	24/01942/FUL	0.01	CU	Small	Detailed	NS	PDL	0	1		-1
Newark	Mill Gate (Land Off)	23/02117/S73M	2.07	NB	Large	Detailed	UC	PDL	11			11
Newark	Mill Gate (Thorpes Warehouse)	24/00423/FUL	0.08	CU	Small	Detailed	UC	PDL	3			3
Newark	Mills Drive (WB Stubbs)	23/02242/FULM	0.33	CU	Large	Detailed	UC	PDL	17			17
Newark	Mills Drive (WB Stubbs)	23/02242/FULM	0.10	NB	Large	Detailed	UC	PDL	2			2
Newark	Mount Lane	23/00394/FUL	0.07	CV	Small	Detailed	NS	PDL	2	1		1
Newark	Mount Lane (Mount Annex, Lincoln College)	24/00914/FUL	0.06	CU	Medium	Detailed	NS	PDL	8			8
Newark	NAP2a - Land South of Newark Residual	14/01978/OUTM	245.90	NB	Large	Outline	NS	Green	2223			2223
Newark	NAP2a - Land South of Newark, Ph1 - Parcel 6	21/02093/RMAM	3.17	NB	Large	Detailed	UC	Green	104		29	75
Newark	NAP2a - Land south of Newark, Ph3 - Parcel 5	23/01161/RMAM	7.34	NB	Large	Detailed	UC	Green	281			281
Newark	North Gate (94)	22/01328/FUL	0.12	CV	Medium	Detailed	UC	PDL	5			5
Newark	NUA/Ho/4 - Lincoln Road - Yorke Drive and Lincoln Road Playing Field)	22/01528/RMAM	11.48	NB	Large	Detailed	NS	Green / PDL	207	126		81
Newark	NUA/Ho/8 - Bowbridge Road (293)	20/00580/FULM	2.48	NB	Large	Detailed	UC	PDL	87			87
Newark	Philip Road (Land next to 53)	21/02176/FUL	0.05	NB	Small	Detailed	UC	PDL	1			1
Newark	Portland Street (23-25)	22/02110/FUL	0.02	CU	Small	Detailed	UC	PDL	2		1	1
Newark	Queens Head Court (Queens Head Chambers)	23/02116/FUL	0.02	CU	Small	Detailed	NS	PDL	8			8
Newark	Stodman Street (32 former M&S)	21/00699/FULM	0.16	NB	Large	Detailed	UC	PDL	29			29
Newark	Stukeley Court (Land at)	22/00684/FUL	0.02	NB	Small	Detailed	NS	Green	1			1
Newark	Wolsey Road (29)	08/00609/FUL	0.02	NB	Small	Detailed	UC	Green	1			1
North Muskham	Main Street (Old Hall Farm)	11/01205/FUL	0.08	NB	Small	Detailed	UC	Green	1			1
North Muskham	Trent Close (Zimaru)	23/00279/FUL	0.04	NB	Small	Detailed	NS	PDL	1	1		0
North Muskham	Vicarage Lane (Cherry Tree Cottage)	23/01922/FUL	0.11	NB	Small	Detailed	UC	PDL	1			1
South Muskham (Little Carlton)	Bathley Lane (land off)	24/01797/FUL	0.15	NB	Small	Detailed	NS	Green	1			1
South Muskham	Main Street (Old Grange Farm)	06/01180/FULM	0.44	NB	Large	Detailed	UC	Green	11			11

South Muskham	Main Street (Old Grange Farm)	06/01180/FULM	0.16	CU	Large	Detailed	UC	Green	4			4
Staythorpe	Pingley Lane (Manor Farm)	15/02058/FUL	0.65	CU	Small	Detailed	UC	Green	2		1	1
Syerston	Moor Lane (Low Farm)	21/00949/S73	0.20	CU	Small	Detailed	UC	Green	2			2
Winthorpe	The Cottage (Annexe)	23/00715/FUL	0.06	CU	Small	Detailed	NS	PDL	1			1

2.9 Table 6 provides an overall summary of commitments for the Newark and Rural South Sub-Area (New1):

**Table 6: Newark and Rural South Sub-Area 1 - Summary of Commitments**

Total Dwellings	Dwellings Lost	Dwellings Complete	Net Commitments
6,867	143	633	6,091

**d) Number of Dwellings Committed in the Collingham Sub Area (New2)**

2.10 Table 7 shows a list of commitments in the Collingham Sub-Area (New2):

**Table 7: Collingham Sub-Area (New2) Commitments**

Parish	Street	Site Ref	Site Area	Type	Site Type	App Type	Site Status	PDL/G	Gross Dwellings	Committed Losses	Total Completions at 31/03/2025	Net Commitments
Besthorpe	Collingham Road (West View Farm)	23/00635/FUL	0.91	CU	Medium	Detailed	UC	Green	5			5
Besthorpe	Low Road (J Devos and Sons Joinery Works)	22/01761/FUL	0.20	CU	Small	Detailed	NS	PDL	1			1
Collingham	Cottage Lane (Mill Farm)	22/00814/FUL	0.09	CU	Small	Detailed	NS	Green	1			1
Collingham	High Street (148)	18/01274/FUL	0.22	CU	Small	Detailed	UC	PDL	2			2
Collingham	High Street (land to r/o 112)	23/02150/FUL	0.11	NB	Small	Detailed	NS	PDL	1			1
Collingham	Horseshoe Cottages (Land adj to 9)	23/00140/FUL	0.31	NB	Small	Detailed	NS	PDL	3			3
Collingham	Moor Road (19)	23/01470/FUL	0.07	NB	Small	Detailed	NS	Green	1			1
Collingham	Rio Drive (Millenium Green Business Centre)	23/01285/FUL	0.60	CU	Small	Detailed	UC	PDL	1			1
Collingham	Station Close (1, Greenoakes)	22/00905/FUL	0.04	NB	Small	Detailed	NS	PDL	1	1		0
Collingham	Station Road (11)	22/02248/FUL	0.33	NB	Small	Detailed	NS	PDL	1			1
Collingham	Station Road (Collingham Railway Station)	23/00468/FUL	0.30	NB	Medium	Detailed	UC	Green	8			8
Collingham	Station Road (Land adj Braemar Farm)	21/02182/FULM	1.36	NB	Large	Detailed	UC	Green	29		23	6
Collingham	Swinderby Road (67)	12/01589/FUL	0.03	CU	Small	Detailed	UC	Green	1			1
Collingham	Temperance Lane (6)	12/01103/FUL	0.07	NB	Small	Detailed	UC	Green	1			1
Collingham	Wheatley Lane (Wheatley House)	22/02428/CPRIOR	0.14	CU	Small	CPRIOR	NS	Green	1			1
Collingham	Woodhill Road (27, Tector Ltd)	22/02406/FULM	1.1	NB	Large	Detailed	NS	PDL	15			15
Collingham (Brough)	Fosse Road (Methodist Chapel)	23/00213/FUL	0.05	CU	Small	Detailed	NS	PDL	1			1
Collingham (Brough)	Fosse Road (St Stephens)	24/01603/FUL	0.1	CU	Small	Detailed	NS	PDL	1			1
Girton	Gainsborough Road (Glen Holt)	24/01534/CPRIOR	0.15	CU	Small	CPRIOR	NS	Green	1			1

Harby	Enfield Court (Land at off Station Road)	19/00345/RMA	0.16	NB	Small	Detailed	UC	Green	5		3	2
Harby	High Street (3 Council Houses)	18/01382/FUL	0.06	NB	Small	Detailed	UC	Green	1			1
Harby	Station Road (Land at)	23/01920/FULM	1.9	NB	Small	Detailed	UC	Green	1			1
South Clifton	Coal Yard Lane (Clay Hill Farm)	23/01167/CPRIOR	0.08	CU	Small	CPRIOR	UC	Green	1			1
South Scarle	Main Street (Church Farm)	13/01630/FUL	0.05	CU	small	Detailed	UC	Green	2		1	1
South Scarle	Swinderby Road (Church View Farm)	24/00339/FUL	0.17	NB	Small	Detailed	NS	PDL	1	1		0
South Scarle	Swinderby Road (Church View Farm)	24/01244/FUL	0.12	NB	Small	Detailed	NS	PDL	1			1
Spalford	Sand Lane, Manor Farm	24/00422/CPRIOR	0.16	CU	Medium	Detailed	NS	Green	5			5
Thorney	Drinsey Nook Lane (The Old Coach House)	23/00124/FUL	0.21	CU	Small	Detailed	NS	PDL	2			2
Thorney	Main Street (Westwood Farm, Land at)	22/00687/CPRIOR	0.70	CU	Small	CPRIOR	UC	Green	1			1
Wigsley	Thorney Road (Land at)	19/01614/FUL	0.11	NB	Small	Detailed	UC	Green	1			1

2.11 Table 8 provides an overall summary of commitments for the Collingham Sub-Area (New2):

**Table 8: Collingham Sub-Area 2 - Summary of Commitments**

Total Dwellings	Dwellings Lost	Dwellings Complete	Net Commitments
96	2	27	67

**e) Number of Dwellings Committed in the Rural North Sub-Area (New3)**

2.12 Table 9 shows a list of commitments in the Rural North Sub-Area (New3):

**Table 9: Rural North Sub-Area Commitments**

Parish	Street	Site Ref	Site Area	Type	Site Type	App Type	Site Status	PDL/G	Gross Dwellings	Committed Losses	Total Completions at 31/03/2025	Net Commitments
Carlton on Trent	Great North Road (The Dutch Barn)	22/02262/FUL	0.10	CU	Small	Detailed	NS	PDL	2			2
Carlton on Trent	Main Street (Land Adj The Old Forge)	06/00513/FUL	0.18	NB	Small	Detailed	UC	Green	2		1	1
Caunton	Maplebeck Road (Beesthorpe Hall Farm)	23/00637/FUL	0.39	CU	Small	Detailed	NS	Green	2			2
Caunton	Mill Lane (The Bothy additional unit)	21/01704/FUL	0.16	NB	Small	Detailed	UC	PDL	1			1
Cromwell	Great North Road (Land to rear of The Croft)	20/01878/RMA	0.10	NB	Small	Detailed	UC	Green	1			1
Cromwell	Norwell Lane (Moorside)	24/00541/PIP	0.38	NB	Small	Outline	NS	PDL	1	1		0
Grassthorne	Copper Hill (Top Farm)	19/01827/FUL	0.15	CU	Small	Detailed	UC	Green	1			1
Grassthorne	Silver Street (West of Old Grange Farm)	23/00341/S73	0.24	NB	Small	Detailed	UC	PDL	1			1
Maplebeck	Church Lane (Land at)	17/02337/FUL	0.50	NB	Small	Detailed	UC	Green	1			1
Maplebeck	Home Farm	02/01131/FUL	0.90	NB	Small	Detailed	UC	Green	2		1	1

Maplebeck	Main Street (Maplebeck Farm)	20/01198/FUL	0.13	CU	Small	Detailed	UC	Green	1			1
Norwell	Carlton Lane (Willoughby Farm)	24/01425/CPRIOR	0.14	CU	Medium	CPRIOR	NS	Green	8			8
Norwell	Carlton Lane (Willoughby Farm)	22/00452/FUL	0.09	CU	Small	Detailed	NS	Green	1			1
Norwell	Caunton Road (Flaggs Farm)	24/00905/FUL	0.25	NB	Small	Detailed	UC	PDL	1	1		0
Norwell	Caunton Road (Flaggs Farm)	22/00196/FUL	0.08	CU	Small	Detailed	UC	Green	1			1
Norwell	Caunton Road (Glebe Farm)	15/02142/FUL	0.08	CU	Small	Detailed	UC	Green	2			2
Norwell	Main Street (The Croft)	22/01945/FUL	0.05	CU	Small	Detailed	UC	PDL	1			1
Norwell	Norwell Woodhouse (Highland Farm)	23/00286/FUL	0.74	NB	Small	Detailed	UC	PDL	1	1		0
Norwell	Woodhouse Road (Artisans Cottage)	23/00679/PIP	0.04	NB	Small	Outline	NS	Green	1			1
Ossington	Main Street (Highland Farm)	53891091	0.49	CU	Medium	Detailed	UC	Green	5		3	2
Ossington	Main Street (Post Office Farm)	24/01209/RMA	0.10	NB	Small	Detailed	NS	Green	1			1
Sutton on Trent	Hemplands Lane (Keaton House)	98/51847/FUL	0.11	CU	Small	Detailed	UC	Green	1			1
Sutton on Trent	Hemplands Lane (Keaton House)	98/51847/FUL	0.08	NB	Small	Detailed	UC	Green	1			1
Sutton on Trent	Old Great North Road (land off)	24/01143/FUL	0.21	NB	Small	Detailed	UC	Green	1			1
Sutton on Trent	Old Great North Road (The Nags Head)	16/01459/FUL	0.05	NB	Medium	Detailed	UC	PDL	6		4	2
Sutton on Trent	Palmer Road (19)	13/01216/FUL	0.04	NB	small	Detailed	UC	Green	1			1
Sutton on Trent	The Meerings (Land at)	23/02236/OUT	0.04	NB	Small	Outline	NS	Green	1			1
Weston	Great North Road (Blue Bell Farm)	17/01965/FUL	0.08	CU	Small	Detailed	UC	Green	3			3
Weston	Great North Road (The Great Wall)	24/01725/FUL	0.37	CU	Small	Detailed	NS	PDL	1	1		0
Weston	Great North Road (Scarthingmoor Farm)	19/01074/FUL	0.18	CU	Small	Detailed	UC	PDL	1			1
Weston	Main Street (Land adj Ivydene)	24/00962/FUL	0.19	NB	Small	Detailed	NS	PDL	2			2
Winkburn	Caunton Road (Newfield Farm Ice Cream)	24/00989/FUL	0.69	CU	Small	Detailed	NS	PDL	1			1
Winkburn	Caunton Road (Newfield Farm)	15/00729/FUL	0.31	CU	Small	Detailed	UC	Green	2		1	1

2.13 Table 10 provides an overall summary of commitments for the Rural North Sub-Area (New3):

**Table 10: Rural North Sub-Area (New3) – Summary of Commitments**

Total Dwellings	Dwellings Lost	Dwellings Complete	Net Commitments
58	4	10	44

2.14 Table 11 provides an overview of commitments in the Newark Area (made up of New1, New2 and New3).

**Table 11: Newark Area – Summary of Commitments**

Core Strategy Area	Total Dwellings	Dwellings Lost	Dwellings Complete	Net Commitments
Newark Area Total	7,021	149	670	6,202

**f) Number of Dwellings Committed in the Southwell Area**

2.15 Table 12 shows a list of commitments in the Southwell Area.

**Table 12: Southwell Area Commitments**

Parish	Street	Site Ref	Site Area	Type	Site Type	App Type	Site Status	PDL/G	Gross Dwellings	Committed Losses	Total Completions at 31/03/2025	Net Commitments
Bleasby	Gibsmere (Barns adj Pickrill Play)	18/02021/FUL	0.18	CU	Small	Detailed	UC	Green	2		1	1
Bleasby	Goverton, Wild Briars	19/02090/FUL	0.46	NB	Small	Detailed	UC	Green	2			2
Bleasby	Goverton (Goverton Heights)	23/02058/FUL	0.35	NB	Small	Detailed	NS	Green	2			2
Bleasby	Main Street (The Old Farm)	22/00529/FUL	0.10	CU	Small	Detailed	NS	Green	1			1
Bleasby	Main Street (West Hall)	19/02166/FUL	0.17	NB	Small	Detailed	UC	Green	1			1
Bleasby	Station Road (Manor Farm)	21/01140/CPRIOR	0.13	CU	Small	CPRIOR	UC	Green	1			1
Edingley	Main Street (Rosebury House)	24/01443/OUT	0.17	NB	Small	Outline	NS	Green	2			2
Edingley	Mansfield Road (Land at The Mill)	23/01041/FUL	0.04	NB	Small	Detailed	UC	Green	1			1
Edingley	Mansfield Road (Land at The Mill)	23/01041/FUL	0.15	cu	Small	Detailed	NS	PDL	2			2
Edingley	Newhall Lane (Grange Farm)	19/00408/FUL	0.31	NB	Small	Detailed	UC	Green	1			1
Edingley	Newhall Lane (Stable Building)	23/01552/FUL	0.07	CU	Small	Detailed	NS	PDL	1			1
Edingley	Newhall Lane, Grange Close	14/01389/FUL	0.08	NB	Small	Detailed	UC	PDL	1			1
Edingley	Station Road (Beck House)	23/01584/FUL	0.07	NB	Small	Detailed	NS	PDL	1			1
Farnsfield	Broomfield Lane (Sweet Briar Cottage)	14/01854/FUL	0.06	NB	Small	Detailed	UC	PDL	1			1
Farnsfield	Main Street (Old Manor Farm Barn)	22/02459/FUL	0.07	CU	Small	Detailed	UC	Green	1			1
Farnsfield	Mansfield Road (Forest House Farm)	23/00107/FUL	0.54	NB	Small	Detailed	NS	PDL	1	1		0
Farnsfield	Mansfield Road (Lurcher Farm Barn)	21/02388/CPRIOR	0.30	CU	Small	CPRIOR	NS	Green	1			1
Fiskerton	Claypit Lane	23/00495/FUL	0.07	NB	Small	Detailed	NS	Green	1			1
Fiskerton	Claypit Lane (adj Low Trek)	23/01443/RMA	0.10	NB	Small	Detailed	UC	Green	1			1
Fiskerton	Claypit Lane (adj Riversmead)	23/01084/OUT	0.07	NB	Small	Outline	NS	Green	1			1
Fiskerton	Gravelly Lane (Stonewold)	20/00253/FUL	0.15	NB	Small	Detailed	UC	PDL	1	1		0
Fiskerton	Occupation Lane (Trent Valley Equestrian Centre)	24/00808/FUL	0.15	CU	Small	Detailed	NS	PDL	1			1
Fiskerton (Morton)	Main Street (Village Hall)	23/00436/FUL	0.09	CU	Small	Detailed	NS	PDL	1			1
Halam	Halam Hill (Land adj The Old Vicarage)	24/01116/FUL	0.2	NB	Small	Detailed	UC	Green	1			1
Halam	Radley Road (Halam House Farm)	24/01008/S73	0.29	NB	Small	Detailed	NS	PDL	4			4
Hockerton	Kirklington Road (Glebe Farm)	20/02333/FUL	0.07	CU	Small	Detailed	uc	Green	1			1
Hockerton	Kirklington Road (adj Hockerton Grange Farm)	21/01516/FUL	0.05	NB	Small	Detailed	UC	Green	1			1
Hockerton	Kirklington Road (Land R/O The Stables)	23/00235/FUL	0.22	NB	Small	Detailed	UC	Green	3			3
Kirklington	Southwell Road (Greet House)	05/00615/FUL	0.29	NB	Small	Detailed	UC	Green	1			1

Rolleston	Holly Court (17, The Paddock)	24/01086/FUL	0.14	NB	Small	Detailed	NS	Green	1			1
Rolleston	Rolleston Mill (Former Stables)	19/01022/FUL	0.22	CU	Small	Detailed	uc	PDL	1			1
Southwell	Brinkley (Brinkley Farm)	16/01924/CPRIOR	0.34	CU	Small	CPRIOR	UC	Green	2		1	1
Southwell	Brinkley (Mcr Joinery Brinkley Hall Farm)	16/00589/FUL	0.22	NB	Small	Detailed	UC	PDL	1			1
Southwell	Church Street 39 (Platts Orchard)	07/00212/FUL	0.36	NB	Small	Detailed	UC	Green	3		1	2
Southwell	Crew Lane (Southwell Mushrooms)	21/02606/CPRIOR	0.74	CU	Small	CPRIOR	UC	Green	3			3
Southwell	Halloughton Road (37 and 39)	18/01258/FUL	0.22	NB	Small	Detailed	UC	PDL	2		1	1
Southwell	Kings Court (39)	24/00208/FUL	0.09	CV	Small	Detailed	NS	PDL	2	1		1
Southwell	Lower Kirklington Road (Pear Tree Cottage)	22/01089/FUL	0.20	NB	Small	Detailed	UC	Green	1			1
Southwell	Nottingham Road (4-5 Park Terrace)	23/01104/FUL	0.03	CV	Small	Detailed	UC	PDL	2			2
Southwell	Oxton Hill (Birkhouse)	19/00965/FUL	1.74	NB	Small	Detailed	UC	PDL	1	1		0
Southwell	Oxton Road (Old Radley Farm)	22/01369/CPRIOR	0.08	CU	Small	CPRIOR	NS	Green	1			1
Southwell	Pollards Lane (Weldon Farm)	23/00299/CPRIOR	0.52	CU	Small	CPRIOR	NS	Green	1			1
Southwell	Queen Street (16A)	22/00548/LDC	0.01	CU	Small	Detailed	NS	PDL	1	1		0
Southwell	SO/HO/4 - Lower Kirklington Road	23/01836/RMAM	2.8	NB	Large	Detailed	UC	Green	45			45
Southwell	The Ropewalk (42)	24/01064/FUL	0.05	NB	Small	Detailed	NS	PDL	1	1		0
Southwell	Westhorpe (Land off)	24/01335/FUL	0.04	NB	Small	Detailed	NS	Green	1			1
Southwell	Westhorpe (Woodland Cottage)	22/01133/FUL	0.38	NB	Small	Detailed	UC	PDL	1			1
Southwell	Corkhill Le (Normanton) (Barley Meadow)	21/02284/FUL	0.10	NB	Small	Detailed	UC	Green	1			1
Thurgarton	Bleasby Road (Methodist Church)	23/00609/FUL	0.04	CU	Small	Detailed	UC	PDL	1			1
Thurgarton	Bleasby Road (Poplar Farm)	23/00749/FUL	0.12	CU	Small	Detailed	NS	Green	2			2
Thurgarton	Bleasby Road (Roewood Lodge)	17/00641/FUL	0.07	NB	Small	Detailed	NS	Green	1			1
Thurgarton	Oxton Road (Bankwood Farm)	21/00379/FULM	0.40	CU	Medium	Detailed	UC	Green	1			1
Thurgarton	Oxton Road (Bankwood Farm)	21/00379/FULM	1.50	NB	Medium	Detailed	UC	Green	5			5
Thurgarton	Priory Road (Checkers Farm)	23/01779/FULM	4.16	CU	Small	Detailed	NS	Green	3			3
Thurgarton	Priory Road (Hill Farm Cottage)	22/02007/FUL	0.08	CU	Small	Detailed	NS	PDL	1			1
Thurgarton	Priory Road (Hill Farmhouse)	22/01547/FUL	0.42	CU	Small	Detailed	NS	PDL	1			1
Thurgarton	Priory Road (Thurgarton Quarters Farm)	24/01847/FUL		NB	Small	Detailed	NS	Green	1			1
Thurgarton	Priory Road (Thurgarton Quarters Farm)	22/00947/FUL	0.90	CU	Medium	Detailed	UC	Green	1			1
Thurgarton	Priory Road (Thurgarton Quarters Farm)	22/00947/FUL	0.90	NB	Medium	Detailed	UC	Green	4			4
Upton	Main Road (Chapel Farm)	5981282	0.06	CU	Medium	Detailed	UC	Green	2		1	1
Upton	Main Road (Chapel Farm)	5981282	0.18	NB	Medium	Detailed	UC	Green	6			6
Upton	Main Street (47, Pensylane House)	22/01381/FUL	0.04	CU	Small	Detailed	NS	Green	1			1
Upton	Main Street (80, Upton House)	23/01219/FUL	0.09	NB	Small	Detailed	UC	Green	1			1

2.16 Table 13 provides an overall summary of commitments for the Southwell Area:

**Table 13: Southwell Area - Summary of Commitments**

Total Dwellings	Dwellings Lost	Dwellings Complete	Net Commitments
141	6	5	130

**g) Number of Dwellings Committed in the Nottingham Fringe Area**

2.17 Table 14 shows a list of commitments in the Nottingham Fringe Area.

**Table 14: Nottingham Fringe Area Commitments**

Parish	Street	Site Ref	Site Area	Type	Site Type	App Type	Site Status	PDL/G	Gross Dwellings	Committed Losses	Total Completions at 31/03/2025	Net Commitments
Bulcote	Nottingham Road (Ashworths Bulcote Poultry Farm)	24/01395/FUL	0.39	NB	Small	Detailed	NS	PDL	2			2
Bulcote	Old Main Road (Bulcote Farm)	15/00784/FULM	1.69	CU	Large	Detailed	NS	PDL	24			24
Bulcote	Old Main Road (Bulcote Farm)	15/00784/FULM	1.05	NB	Large	Detailed	NS	Green	32			32
Bulcote	Old Main Road (Bulcote Farm)	17/02325/FULM	2.32	NB	Medium	Detailed	NS	PDL	9			9
Bulcote	Redmays Drive (Redmays)	23/01999/FUL	0.22	NB	Small	Detailed	UC	Green	1			1
Epperstone	Chapel Lane (Chapel Farm)	22/02123/FUL	0.24	NB	Small	Detailed	UC	PDL	1	1		0
Epperstone	Chapel Lane (Hill House)	21/02533/FUL	0.97	NB	Small	Detailed	UC	PDL	1			1
Epperstone	Main Street (Land to r/o of Sunny Mead)	19/01920/FUL	0.13	NB	Small	Detailed	UC	Green	1			1
Epperstone	Toad Lane (Yew Tree Cottage)	22/00860/FUL	0.11	CV	Small	Detailed	NS	PDL	2	1		1
Gunthorpe	Peacock Close (Peacock Lake Glamping)	23/01718/FUL	0.21	CU	Small	Detailed	NS	PDL	1			1
Gunthorpe	Pecks Lane	12/01620/FUL	0.22	CU	Small	Detailed	UC	Green	1			1
Hoveringham	Bradleys Lane (5) (adj Orchard House)	24/00521/FUL	0.14	CV	Small	Detailed	NS	PDL	2	1		1
Hoveringham	Gonalston Lane (Hoveringham House)	22/02306/FUL	0.10	CU	Small	Detailed	NS	PDL	1			1
Lowdham	Longmoor Avenue (8)	23/02209/FUL	0.09	NB	Small	Detailed	UC	PDL	1			1
Lowdham	Southwell Road (The Dutch Barn)	22/01637/FUL	0.07	CU	Small	Detailed	NS	PDL	1			1
Oxton	Blind Lane (Home Farm Cottage)	24/02190/FUL	0.04	CU	Small	Detailed	NS	PDL	0	1		-1

2.18 Table 15 provides an overall summary of commitments for the Nottingham Fringe Area:

**Table 15: Nottingham Fringe Area - Summary of Commitments**

Total Dwellings	Dwellings Lost	Dwellings Complete	Net Commitments
80	4	0	76

**h) Number of Dwellings Committed in the Sherwood Area**

2.19 Table 16 shows a list of commitments in the Sherwood Area:

**Table 16: Sherwood Area - Commitments**

Parish	Street	Site Ref	Site Area	Type	Site Type	App Type	Site Status	PDL/G	Gross Dwellings	Committed Losses	Total Completions at 31/03/2025	Net Commitments
Bilsthorpe	Bi/Ho/2 - North of Kirklington Road	21/01503/RMAM	4.53	NB	Large	Detailed	UC	PDL	136		62	74
Bilsthorpe	Bi/Mu/1 - Eakring Road (Land off)	20/00873/FULM	2.95	NB	Large	Detailed	UC	Green	103		100	3
Bilsthorpe	Church Hill (The Coach House)	23/01186/FUL	0.36	NB	Small	Detailed	NS	PDL	1			1
Bilsthorpe	Eakring Road (St John's Ambulance)	24/00741/FUL	0.07	NB	Small	Detailed	NS	PDL	4			4
Bilsthorpe	Kirklington Road (adj 21)	23/00659/FUL	0.04	NB	Small	Detailed	NS	Green	1			1
Bilsthorpe	Oldbridge Way (Land off)	20/00642/FULM	7.96	NB	Large	Detailed	UC	Green	120		118	2
Eakring	Back Lane (Grasmere)	22/01400/FUL	0.17	NB	Small	Detailed	NS	Green	1			1
Eakring	Kirklington Road (Pond Farm)	11/00219/FUL	0.56	CU	Medium	Detailed	UC	Green	8		5	3
Eakring	Main Street (Land adj Fishpond Farm)	18/02159/FUL	0.09	CU	Medium	Detailed	UC	PDL	1			1
Eakring	Main Street (Land adj Fishpond Farm)	18/02159/FUL	0.36	NB	Medium	Detailed	UC	PDL	4		1	3
Eakring	Wellow Road (Field Ref 8024)	20/02296/FUL	0.18	NB	Small	Detailed	NS	Green	1			1
Edwinstowe	Clipstone Road (land off)	23/00729/FUL	0.17	NB	Small	Detailed	NS	Green	1			1
Edwinstowe	Ed/Ho/2 - Mansfield Road	21/02094/OUTM	2.37	NB	Large	Outline	NS	Green	50			50
Edwinstowe	High Street (Edwinstowe House)	19/00375/FULM	3.56	NB	Large	Detailed	UC	PDL	34		24	10
Edwinstowe	Ollerton Road (to the rear of the Villas)	18/00822/RMAM	1.23	NB	Large	Detailed	UC	Green	28			28
Edwinstowe	Robin Hood Avenue (24, High Vistas)	19/00982/FUL	0.08	NB	Small	Detailed	UC	Green	1			1
Edwinstowe	Rufford Road (18) Lidgett House	22/02417/OUT	0.40	NB	Small	Outline	NS	PDL	4	1		3
Edwinstowe	Rufford Road (R/O 2)	10/00367/FUL	0.01	NB	Small	Detailed	UC	Green	1			1
Edwinstowe	SHaP4 - Thoresby Colliery - Phase 4	23/02156/RMAM	4.16	NB	Large	Detailed	NS	PDL	114			114
Edwinstowe	SHaP4 - Thoresby Colliery - Phase 1	19/01016/RMAM	5.20	NB	Large	Detailed	UC	PDL	143		127	16
Edwinstowe	SHaP4 - Thoresby Colliery - Phase 2	19/01865/RMAM	6.69	NB	Large	Detailed	UC	PDL	219		125	94
Edwinstowe	SHaP4 - Thoresby Colliery - Phase 5	22/01934/RMAM	2.83	NB	Large	Detailed	NS	PDL	93			93
Edwinstowe	SHaP4 - Thoresby Colliery - Residual	16/02173/OUTM	126.09	NB	Large	Outline	NS	PDL	231			231
Egmanton	Kirton Road (Moat Farm)	23/00709/FUL	0.53	CU	Small	Detailed	NS	PDL	4	1		3

Egmanton	Main Street (R/O Yew Tree Farm)	06/01758/FUL	0.30	NB	Small	Detailed	UC	Green	3		1	2
Egmanton	Weston Road (Glebe Farmhouse)	23/01660/FUL	0.15	CU	Small	Detailed	NS	PDL	1			1
Egmanton	Wood Lane (Ivy House Farm, north of)	24/01616/PIP	0.15	NB	Small	Outline	NS	Green	1			1
Kersall	The Barn	24/00837/CPRIOR	0.16	CU	Small	Detailed	NS	Green	1			1
Kirton	Main Street (Glebe Farm)	15/00469/FUL	0.18	CU	Small	Detailed	UC	Green	2		1	1
Kirton	Station Road (Holly House)	24/01057/FUL	0.17	NB	Small	Detailed	NS	Green	1			1
Kneesall	Main Street (Fortune Farm)	15/01454/FUL	0.17	NB	Small	Detailed	UC	Green	3		2	1
Kneesall	Main Street (Main Street Farm)	23/01713/FUL	0.19	NB	Medium	Detailed	NS	Green	3			3
Kneesall	Main Street (Main Street Farm)	23/01713/FUL	0.39	CU	Medium	Detailed	NS	Green	3			3
Kneesall	Main Street (Old Hall)	24/01110/FUL	0.28	CU	Small	Detailed	NS	PDL	1			1
Kneesall	Ossington Road (Land at)	22/02258/FUL	0.07	NB	Small	Detailed	UC	Green	1			1
Laxton	High Street (School Farm)	21/02354/FUL	0.19	CU	Small	Detailed	UC	Green	1			1
Ollerton & Boughton	Briar Road (Land off Church Road)	24/00281/FUL	0.26	NB	Medium	Detailed	NS	Green	5			5
Ollerton & Boughton	Station Road, Birch View	24/01159/FUL	0.25	NB	Small	Detailed	NS	PDL	1	1		0
Ollerton & Boughton	Darwin Drive (E-Centre) First floor	23/01977/CPRIOR	0.63	CU	Medium	CPRIOR	NS	PDL	7			7
Ollerton & Boughton	Darwin Drive (E-Centre) Ground floor	23/01749/CPRIOR	0.63	CU	Medium	CPRIOR	NS	PDL	8			8
Ollerton & Boughton	Darwin Drive (E-Centre) second floor	23/02164/CPRIOR	0.63	CU	Medium	CPRIOR	NS	PDL	7			7
Ollerton & Boughton	Forest Road (Sherwood Energy Village)	05/02273/FULM	5.43	NB	Large	Detailed	UC	PDL	184		14	170
Ollerton & Boughton	Forest Road (Forest Court, Unit 4, CAB)	24/02100/CPRIOR	0.01	CU	Small	Detailed	NS	PDL	1			1
Ollerton & Boughton	Kirk Drive (Units 1 to 4)	06/00635/RMA	0.32	NB	Medium	Detailed	UC	PDL	12		10	2
Ollerton & Boughton	Main Street (Ollerton Hall)	22/00852/FUL	0.80	CU	Medium	Detailed	UC	PDL	8			8
Ollerton & Boughton	Newark Road (Site of Red House Farm)	21/00930/RMA	0.28	NB	Medium	Detailed	UC	Green	9			9
Ollerton & Boughton	OB/Mu/1 - Petersmith Drive	17/00595/FULM	20.18	NB	Large	Detailed	UC	Green	305		240	65
Ollerton & Boughton	Station Road (3) first and second floors	23/01926/CPRIOR	0.04	CU	Small	CPRIOR	NS	PDL	1			1
Ollerton & Boughton	Wellow Road (Copper Beeches)	23/00644/FUL	0.10	NB	Small	Detailed	NS	Green	2			2
Ollerton & Boughton	Wellow Road, Ollerton	07/00347/RMA	0.03	NB	Small	Detailed	UC	PDL	1			1
Perlethorpe	The Green	07/01257/FUL	-0.53	CU	Small	Detailed	UC	PDL	0	1		-1
Perlethorpe	Thoresby Park (The Kennels)	17/00863/FUL	0.28	CU	Small	Detailed	UC	PDL	1			1
Rufford	Kirklington Road, Rufford Forest Farm	22/00158/FUL	0.84	NB	Small	Detailed	NS	Green	1			1
Rufford	May Lodge Drive (Kennels Farm)	23/02276/CPRIOR	0.21	CU	Medium	CPRIOR	NS	Green	5			5
Walesby	Brake Road (The Cottage)	07/01178/FUL	0.03	CU	Small	Detailed	UC	Green	1			1
Wellow	Newark Road (Former Transport Café)	19/01371/FUL	0.09	NB	Small	Detailed	UC	PDL	1			1
Wellow	Newark Road (Moat Farm)	13/01112/FUL	0.06	CU	small	Detailed	UC	Green	1			1

2.20 Table 17 provides an overall summary of commitments for the Sherwood Area:

**Table 17: Sherwood Area - Summary of Commitments**

Total Dwellings	Dwellings Lost	Dwellings Complete	Net Commitments
1,885	4	830	1,051

**i) Number of Dwellings Committed in the Mansfield Fringe Area**

2.21 Table 5 shows a list of commitments in the Mansfield Fringe Area.

**Table 18: Mansfield Fringe Area - Commitments**

Parish	Street	Site Ref	Site Area	Type	Site Type	App Type	Site Status	PDL/G	Gross Dwellings	Committed Losses	Total Completions at 31/03/2025	Net Commitments
Blidworth	Bl/Ho/1 - Dale Lane	22/01459/FULM	2.33	NB	Large	Detailed	NS	Green	62			62
Blidworth	Bl/Ho/3 - New Lane (Land at)	20/00475/FULM	2.64	NB	Large	Detailed	UC	Green	81		78	3
Blidworth	Haywood Oaks Farm	11/00418/FUL	0.41	CU	Small	Detailed	UC	Green	2			2
Blidworth	Main Street (The Nursery, Former T P Ulyett Landscaping)	22/01968/FUL	0.20	NB	Small	Detailed	NS	Green	4			4
Clipstone	Mansfield Road (3)	22/00405/FUL	0.04	NB	Small	Detailed	NS	Green	2			2
Kings Clipstone	Gorsethorpe Lane (Gorsethorpe Cottages, Gorse Bank Farm)	24/00451/FUL	0.17	NB	Small	Detailed	NS	PDL	1			1
Kings Clipstone	Squires Lane (Shires Cottage)	24/00293/FUL	0.56	CU	Small	Detailed	NS	Green	1			1
Rainworth	South Avenue (3)	24/00500/FUL	0.05	NB	Small	Detailed	NS	Green	2			2
Rainworth	Warsop Lane (School House)	24/01210/S73	0.07	NB	Small	Detailed	NS	PDL	0	1		-1

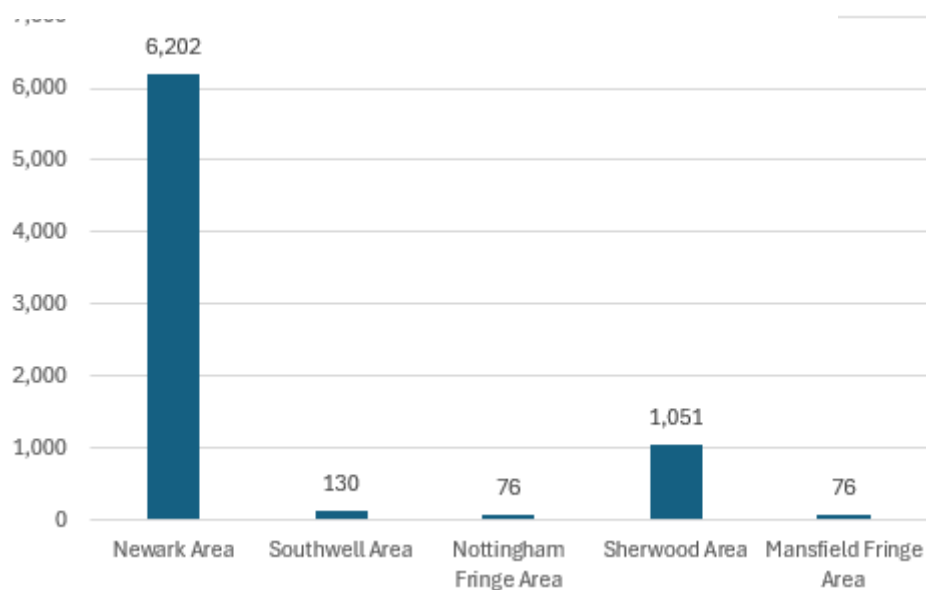
2.22 Table 19 provides an overall summary of commitments for the Mansfield Fringe Area:

**Table 19: Mansfield Fringe - Summary of Commitments**

Total Dwellings	Dwellings Lost	Dwellings Complete	Net Commitments
155	1	78	76

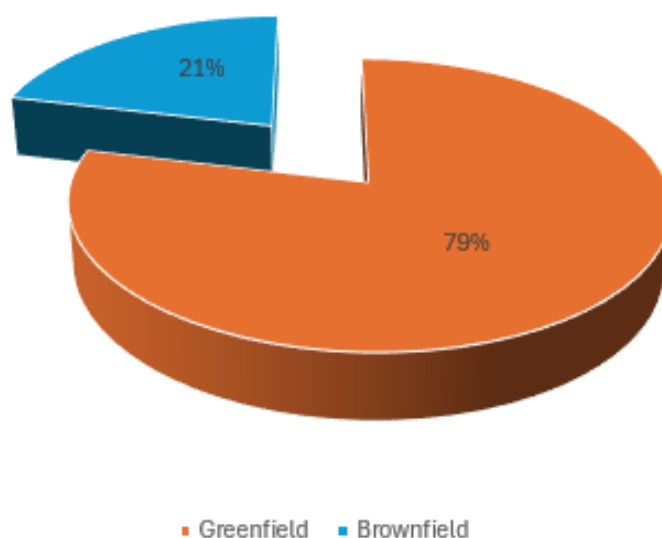
2.23 Figure 1 shows the number of dwellings with extant planning permissions for residential development by Plan Area.

**Figure 1: Net Commitments by Plan Area at 01/04/2025.**



2.24 Figure 2 illustrates the proportion of residential commitments on Greenfield land versus Previously Developed Land focusing on sites that are either not yet started or currently under construction.

**Figure 2: Greenfield / Previously Developed Land Split at 01/04/2025.**



### 3 Housing Completions Since Start of Plan Period

- 3.1 Table 20 shows that in the first few years of the 12-year plan period since 2013/14, housing delivery fell short of the annual targets. However, over the last eight years, completion rates have improved significantly, and the Council has now delivered **1,294 dwellings more than the cumulative requirement**.

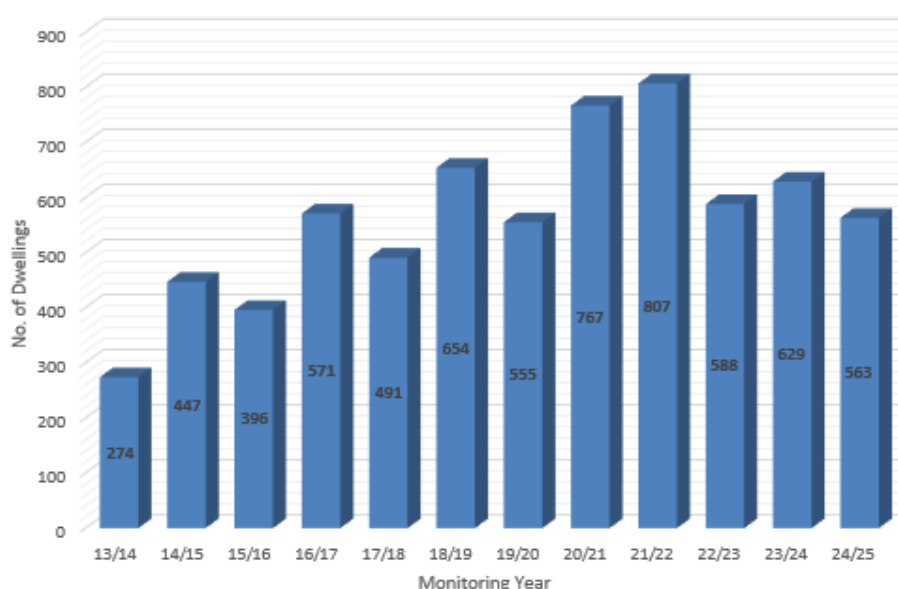
**Table 20: Summary of Housing Completions Since Start of the Plan Period in 2013/14**

Year	Gross Completions	Losses	Net Completions	Cumulative Annual Plan Requirement	Cumulative Completions	Performance against Plan
2013/14	312	38	274	454	274	-180
2014/15	462	15	447	908	721	-187
2015/16	440	44	396	1,362	1,117	-245
2016/17	585	14	571	1,816	1,688	-128
2017/18	508	17	491	2,270	2,179	-91
2018/19	671	17	654	2,724	2,833	109
2019/20	586	31	555	3,178	3,388	210
2020/21	799	32	767	3,632	4,155	523
2021/22	871	64	807	4,086	4,962	876
2022/23	618	30	588	4,540	5,550	1,010
2023/24	651	22	629	4,994	6,179	1,185
2024/25	598	35	563	5,448	6,742	1,294
Totals	7,101	359	6,742			

## 4 Housing Completions Data 2024/25

- 4.1 Figure 3 provides comparison data for net completions for the plan period from 01/04/2013 to 31/03/2025. Table 21 provides comparison data for net and gross completions and losses for the plan period from 2013 onwards. The average gross completion rate from 2013 is **592 dwellings** each year. The average net completion rate from 2013 is **562 dwellings** each year.

**Figure 3: Net Completions by Year Since Start of Plan Period in 2013**



**Table 21: Completions and Losses by Year**

Year	2013/ 14	2014/ 15	2015/ 16 <sup>1</sup>	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25
Gross Completions	312	462	440	585	508	671	586	799	871	618	651	598
Losses	38	15	44	14	17	17	31	32	64	30	22	35
<b>Net Completions</b>	<b>274</b>	<b>447</b>	<b>396</b>	<b>571</b>	<b>491</b>	<b>654</b>	<b>555</b>	<b>767</b>	<b>807</b>	<b>588</b>	<b>629</b>	<b>563</b>

- 4.2 Table 22 shows Gross Completions by Plan Area. Detailed by Small, Medium Large, Previously Developed Land and Greenfield sites (01/04/2024 to 31/03/2025).

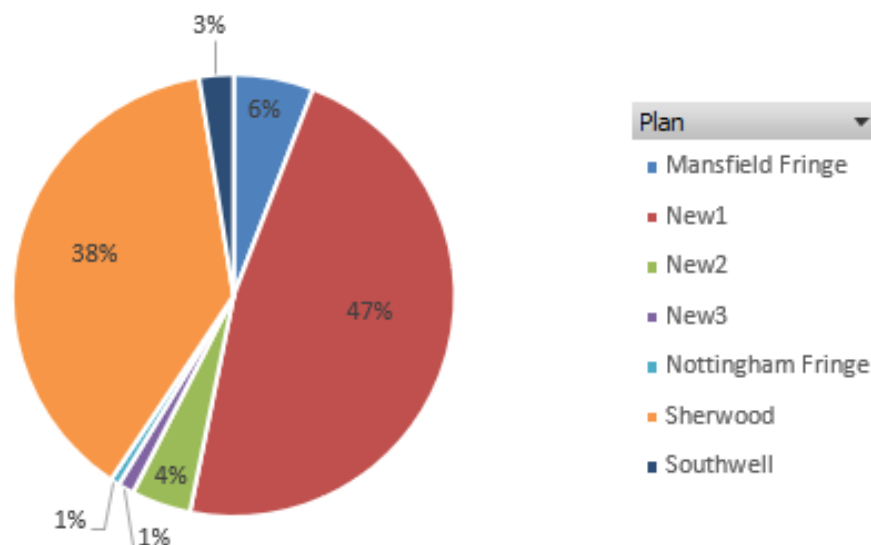
<sup>1</sup> In 2015/16 the replacement dwelling monitoring was amalgamated so losses are higher again from this year where dwellings have been demolished but the replacement is yet to be completed.

**Table 22: Gross Completions by Area**

Plan Area	Small (0-4)	Medium (5-9)	Large (10+)		Brownfield	Greenfield		Completed Dwellings (Gross)
Newark and Rural South Sub-Area 1	33	19	231		33	250		<b>283</b>
Collingham Sub-Area 2	6	0	20		3	23		<b>26</b>
Rural North Sub-Area 3	7	0	0		3	4		<b>7</b>
Southwell Area	15	0	0		10	5		<b>15</b>
Nottingham Fringe Area	4	0	0		2	2		<b>4</b>
Sherwood Area	14	1	213		99	129		<b>228</b>
Mansfield Fringe Area	6	3	26		4	31		<b>35</b>
<b>Totals</b>	<b>85</b>	<b>23</b>	<b>490</b>		<b>154</b>	<b>444</b>		<b>598</b>

4.3 Figure 4 shows the percentage of gross completions by plan area between 01/04/2024 and 31/03/2025.

**Figure 4: Percentage of Split of Gross Completions by Plan Area**



**a) Number of Gross Completions in the Newark and Rural South Sub-Area (NEW1):**

4.4 The table below provides a breakdown of the gross completions in the Newark and Rural South Sub-Area (NEW1) by parish.

**Table 23: Newark and Rural South Sub-Area (NEW1) - Gross Completions**

Primary Parish	New Build	Change of Use	Conversion		Small (0-4 dwellings)	Medium (5-9 dwellings)	Large (10+ dwellings)	Total
Alverton	0	0	0		0	0	0	0
Averham	0	0	0		0	0	0	0
Balderton	15	0	0		10	5	0	15
Barnby	0	0	0		0	0	0	0
Bathley	0	0	0		0	0	0	0
Coddington	0	0	0		0	0	0	0
Cotham	0	0	0		0	0	0	0
East Stoke	1	0	0		1	0	0	1
Elston	0	0	0		0	0	0	0
Farndon	1	0	0		1	0	0	1
Fernwood	187	0	0		0	0	187	187
Hawton	0	0	0		0	0	0	0
Kelham	0	0	0		0	0	0	0
Kilvington	0	0	0		0	0	0	0
Newark	56	19	3		20	14	44	78
North Muskham	0	0	0		0	0	0	0
South Muskham	0	0	0		0	0	0	0
Staunton	0	0	0		0	0	0	0
Staythorpe	0	1	0		1	0	0	1
Syerston	0	0	0		0	0	0	0
Thorpe	0	0	0		0	0	0	0
Winthorpe	0	0	0		0	0	0	0
<b>Total</b>	<b>260</b>	<b>20</b>	<b>3</b>		<b>33</b>	<b>19</b>	<b>231</b>	<b>283</b>

**b) Number of Gross Completions in the Collingham Sub-Area (NEW2):**

4.5 The table below provides a breakdown of the gross completions in the Collingham Sub-Area (NEW2) by parish.

**Table 24: Collingham Sub-Area (NEW2) - Gross Completions**

Primary Parish	New Build	Change of Use	Conversion		Small (0-4 dwellings)	Medium (5-9 dwellings)	Large (10+ dwellings)	Total
Besthorpe	0	0	0		0	0	0	0
Collingham	22	0	0		2	0	20	22
Girton	0	2	0		2	0	0	2
Harby	0	0	0		0	0	0	0
Holme	0	0	0		0	0	0	0
Langford	0	0	0		0	0	0	0
Meering	0	0	0		0	0	0	0
North Clifton	0	0	0		0	0	0	0
South Clifton	0	0	0		0	0	0	0
South Scarle	0	0	0		0	0	0	0
Spalford	0	1	0		1	0	0	1
Thorney	1	0	0		1	0	0	1
Wigsley	0	0	0		0	0	0	0
<b>Total</b>	<b>23</b>	<b>3</b>	<b>0</b>		<b>6</b>	<b>0</b>	<b>20</b>	<b>26</b>

**c) Number of Gross Completions in the Rural North Sub-Area (NEW3):**

4.6 The table below provides a breakdown of the gross completions in the Rural North Sub-Area (NEW3) by parish.

**Table 25: Rural North Sub-Area (NEW3) - Gross Completions**

Primary Parish	New Build	Change of Use	Conversion		Small (0-4 dwellings)	Medium (5-9 dwellings)	Large (10+ dwellings)	Total
Carlton on Trent	0	0	0		0	0	0	0
Caunton	1	0	0		1	0	0	1
Cromwell	0	0	0		0	0	0	0
Grassthorpe	0	0	0		0	0	0	0
Maplebeck	0	0	0		0	0	0	0
Norwell	3	2	0		5	0	0	5
Ossington	0	0	0		0	0	0	0
Sutton on Trent	0	1	0		1	0	0	1
Weston	0	0	0		0	0	0	0
Winkburn	0	0	0		0	0	0	0
<b>Total</b>	<b>4</b>	<b>3</b>	<b>0</b>		<b>7</b>	<b>0</b>	<b>0</b>	<b>7</b>

**d) Number of Gross Completions in the Southwell Area:**

4.7 The table below provides a breakdown of the gross completions in the Southwell Area by parish.

**Table 26: Southwell Area - Gross Completions**

Primary Parish	New Build	Change of Use	Conversion		Small (0-4 dwellings)	Medium (5-9 dwellings)	Large (10+ dwellings)	Total
Bleasby	1	2	1		4	0	0	4
Edingley	0	1	0		1	0	0	1
Farnsfield	3	0	0		3	0	0	3
Fiskerton	0	0	0		0	0	0	0
Halam	0	0	0		0	0	0	0
Halloughton	0	0	0		0	0	0	0
Hockerton	0	0	0		0	0	0	0
Kirklington	0	0	0		0	0	0	0
Rolleston	0	0	0		0	0	0	0
Southwell	3	1	2		6	0	0	6
Thurgarton	0	0	0		0	0	0	0
Upton	0	1	0		1	0	0	1
<b>Total</b>	<b>7</b>	<b>5</b>	<b>3</b>		<b>15</b>	<b>0</b>	<b>0</b>	<b>15</b>

**e) Number of Gross Completions in the Nottingham Fringe Area:**

4.8 The table below provides a breakdown of the gross completions in the Nottingham Fringe Area by parish.

**Table 27: Nottingham Fringe Area - Gross Completions**

Primary Parish	New Build	Change of Use	Conversion		Small (0-4 dwellings)	Medium (5-9 dwellings)	Large (10+ dwellings)	Total
Bulcote	1	0	0		1	0	0	1
Caythorpe	0	0	0		0	0	0	0
Epperstone	0	0	0		0	0	0	0
Gonalston	0	2	0		2	0	0	2
Gunthorpe	0	0	0		0	0	0	0
Hoveringham	0	0	0		0	0	0	0
Lowdham	0	1	0		1	0	0	1
Oxton	0	0	0		0	0	0	0
<b>Total</b>	<b>1</b>	<b>3</b>	<b>0</b>		<b>4</b>	<b>0</b>	<b>0</b>	<b>4</b>

**f) Number of Gross Completions in the Sherwood Area:**

4.9 The table below provides a breakdown of the gross completions in the Sherwood Area by parish.

**Table 28: Sherwood Area - Gross Completions**

Primary Parish	New Build	Change of Use	Conversion		Small (0-4 dwellings)	Medium (5-9 dwellings)	Large (10+ dwellings)	Total
Bilsthorpe	95	0	0		0	0	95	95
Eakring	1	0	0		0	1	0	1
Edwinstowe	67	1	0		4	0	64	68
Egmanton	0	0	0		0	0	0	0
Kersall	0	0	0		0	0	0	0
Kirton	1	0	0		1	0	0	1
Kneesall	2	0	0		2	0	0	2
Laxton	0	0	0		0	0	0	0
Ollerton and Boughton	56	2	0		4	0	54	58
Ompton	0	0	0		0	0	0	0
Perlethorpe	0	0	0		0	0	0	0
Rufford	0	0	0		0	0	0	0
Walesby	2	1	0		3	0	0	3
Wellow	0	0	0		0	0	0	0
<b>Total</b>	<b>224</b>	<b>4</b>	<b>0</b>		<b>14</b>	<b>1</b>	<b>213</b>	<b>228</b>

**g) Number of Gross Completions in the Mansfield Fringe Area:**

4.10 The table below provides a breakdown of the gross completions in the Mansfield Fringe Area by parish.

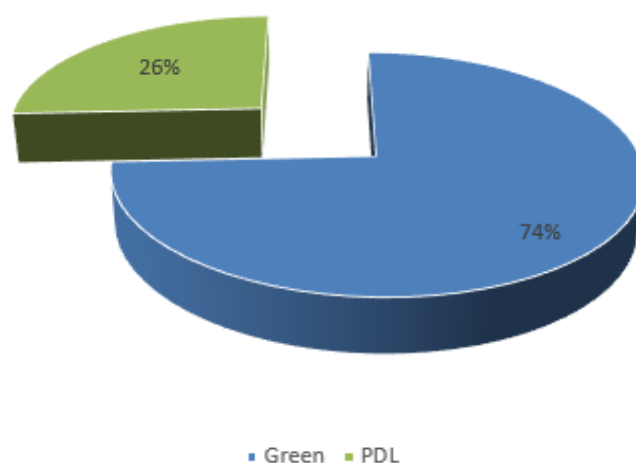
**Table 29: Mansfield Fringe Area - Gross Commitments**

Primary Parish	New Build	Change of Use	Conversion		Small (0-4 dwellings)	Medium (5-9 dwellings)	Large (10+ dwellings)	Total
Blidworth	26	0	0		0	0	26	26
Clipstone	7	1	0		5	3	0	8
Lindhurst	0	0	0		0	0	0	0
Rainworth	1	0	0		1	0	0	1
<b>Total</b>	<b>34</b>	<b>1</b>	<b>0</b>		<b>6</b>	<b>3</b>	<b>26</b>	<b>35</b>

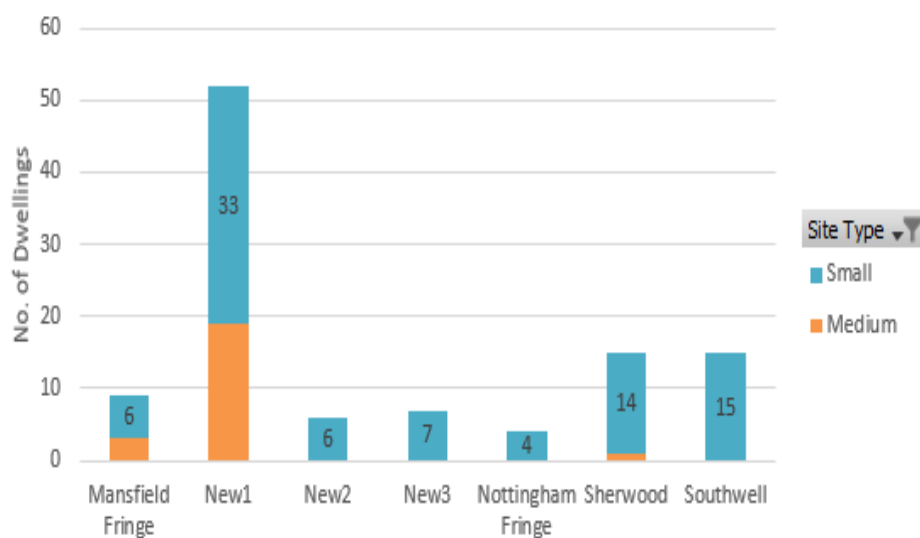
#### h) Gross Completions by Site Size and Greenfield / Brownfield Split

- 4.11 Figure 5 shows the split of gross completions of dwellings built on Previously Developed Land or Greenfield land in the monitoring year.
- 4.12 Figures 6 and 7 show the number of dwellings (gross) built on small and medium sites (1-9) and large sites (10 or more) by plan area in the monitoring year.
- 4.13 For reference the Newark Area is formed of the following sub-areas:
- Newark and Rural South: Sub-Area (1)
  - Collingham: Sub-Area (2)
  - Rural North: Sub-Area (3)

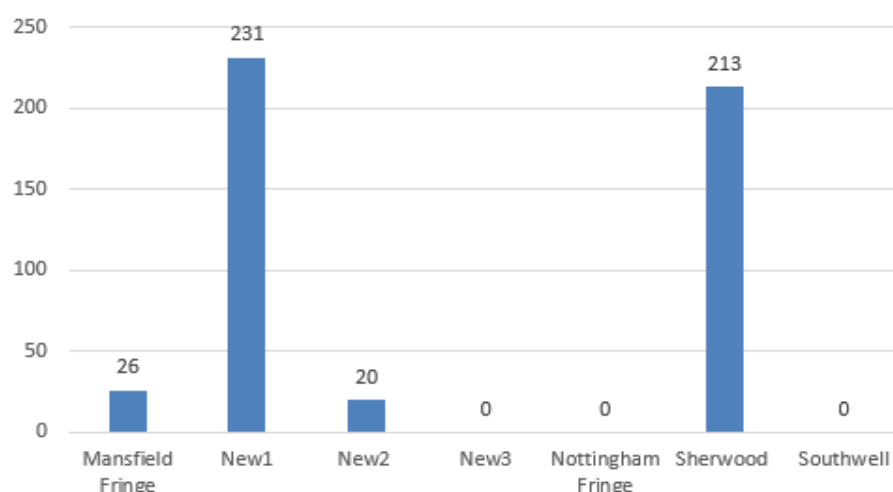
**Figure 5: Greenfield / PDL Split for Dwellings Completed Between 01/04/2024 and 31/03/2025.**



**Figure 6: Completions on Small and Medium Sites by Plan Area (0-4 dwellings and 5-9 dwellings) between 01/04/2024 and 31/03/2025.**



**Figure 7: Completions on Large Sites between 01/04/2024 and 31/03/2025.**



**i) Gross Completions by Dwelling Size (No. of Bedrooms) and Development Type**

- 4.14 Table 30 displays the gross distribution of dwellings completed between 1st April 2024 and 31st March 2025 by bedroom size and plan area.
- 4.15 Table 31 shows the gross number of completed residential build types between 1st April 2024 and 31st March 2025. 'Change of use' refers to existing buildings previously used for another purpose, while 'conversion' refers to former residential dwellings that have been altered to create either more or fewer self-contained units.

**Table 30: Gross Completions by Plan Area and Bedroom Size**

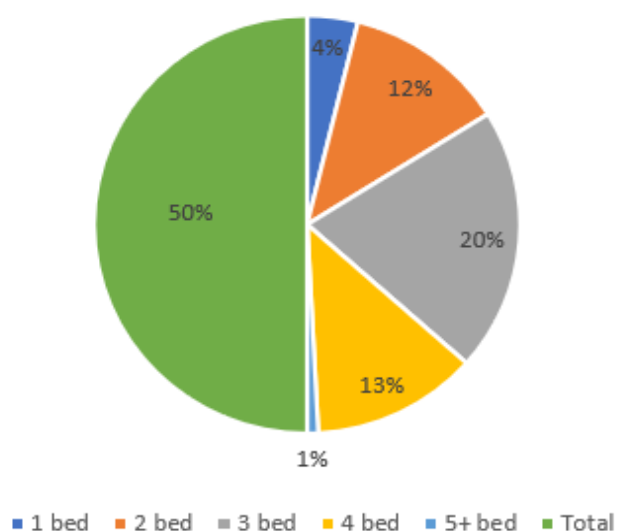
Plan Area	Bedroom Size					Totals
	1	2	3	4	5+	
Newark & Rural South Sub-Area 1	30	63	103	81	6	283
Collingham Sub-Area 2	0	24	0	1	1	26
Rural North Sub-Area 3	1	3	0	2	1	7
Southwell Area	4	2	4	5	0	15
Nottingham Fringe Area	1	1	1	1	0	4
Sherwood Area	7	44	118	57	2	228
Mansfield Fringe Area	3	10	18	4	0	35
<b>Totals</b>	<b>46</b>	<b>147</b>	<b>244</b>	<b>151</b>	<b>10</b>	<b>598</b>

**Table 31: Gross Completions by Plan Area and Build Type**

Plan Area	New Build	Change of Use	Conversion	Totals
Newark & Rural South Sub-Area 1	260	20	3	283
Collingham Sub-Area 2	23	3	0	26
Rural North Sub-Area 3	4	3	0	7
Southwell Area	7	5	3	15
Nottingham Fringe Area	1	3	0	4
Mansfield Fringe Area	34	1	0	35
Sherwood	224	4	0	228
<b>Totals</b>	<b>553</b>	<b>39</b>	<b>6</b>	<b>598</b>

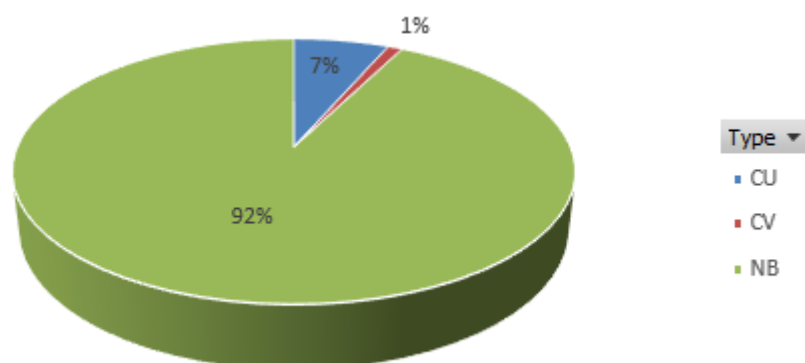
4.16 Figure 8 shows the percentage split of dwellings completed/occupied between 01/04/2024 and 31/03/2025 by bedroom size.

**Figure 8: Completions by Bedroom Size between 01/04/2024 and 31/03/2025.**



4.17 Figure 9 shows the percentage of dwellings completed/occupied by build type between 01/04/2024 and 31/03/2025.

**Figure 9: Completions by Build Type between 01/04/2024 and 31/03/2025.**



**j) Density**

- 4.18 Table 32 presents the average dwelling density for sites completed during the monitoring period, grouped by size: small (0-4 dwellings), medium (5-9 dwellings), and large (10+ dwellings). Density is calculated by dividing the total number of dwellings by the site area for each individual site, with the overall average shown.
- 4.19 Please note that the site area figures have not been adjusted by the Council to exclude non-residential uses, which explains why the reported total is lower than expected.

**Table 32: Density**

Site Size	Average Dwellings per Hectare
Small (0-4 dwellings)	32.22dph
Medium (5-9 dwellings)	45.97dph
Large (10+ dwellings)	27.82dph
<b>All</b>	<b>32.75dph</b>

## 5 Losses

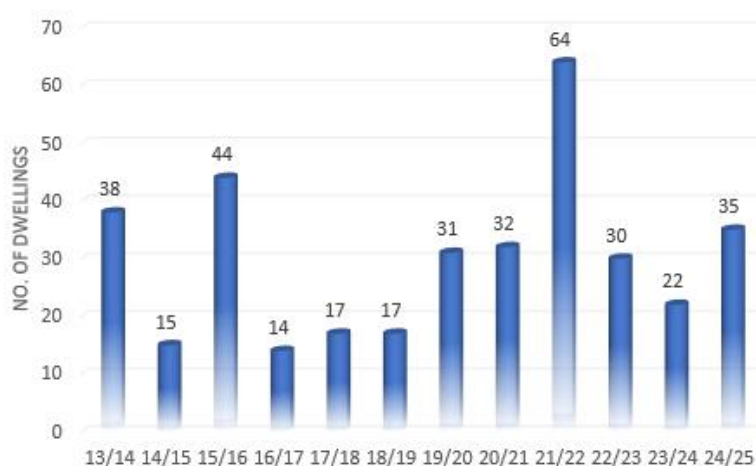
- 5.1 A total of **35** losses have been recorded for this period. Table 33 sets out the losses that occurred in the District between 01/04/2024 and 31/03/2025. The data is organised by plan area and parish and have been identified from council tax, planning and building control records.
- 5.2 19 of the losses recorded this year have changed to use as holiday lets.

**Table 33: Losses by Plan Area and Parish**

Plan Area	No of Losses	Parish	No of Losses
Newark (1)	15	Averham	1
Newark (2)	1	Balderton	2
Nottingham Fringe	5	Bilthorpe	1
Sherwood	8	Collingham	1
Southwell	6	Epperstone	1
		Farnsfield	1
		Lowdham	3
		Newark	10
		North Muskham	1
		Ollerton & Boughton	3
		Oxton	1
		Perlethorpe	1
		Southwell	6
		Walesby	1
		Wellow	2
<b>Total Losses</b>	<b>35</b>	<b>Total Losses</b>	<b>35</b>

- 5.3 Figure 10 shows losses by year between 01/04/2013 and 31/03/2025.

**Figure 10: Losses by Year Between 01/04/2013 and 31/03/2025.**



## 6 Development Plan Site Allocation Monitoring

6.1 The following assumptions on lead-in times and build-out rates have been used to establish realistic delivery trajectories. These assumptions are based on past performance of sites within the District since the start of the Plan period, with results grouped by site size. These assumptions are reviewed and updated annually.

6.2 In accordance with the NPPF definition of deliverability, only sites with 'clear evidence' of deliverability will be included within the Five-Year Land Supply period (24/25 to 28/29). It is, however, entirely possible that development on these allocated sites may be forthcoming within the first 5 years. Full details of the five-year land supply are set out in a separate document.

### a) Lead-In Times

6.3 The average time taken from the grant of planning permission to first completion on site is outlined below.

**Table 34: Average Lead-In Times in the District**

Site Size	Lead-in Time	Sample Size
100+ dwellings	2.34yrs	11
0-99 dwellings	2.26 years	19

### b) Build-Out Rates

6.4 The average build-out rates in the District by site size are show in the table below.

**Table 35: Average Build-Out Rates in the District**

Site Size	Average Annual Build-out Rate	Sample Size
SUE's (3,000+)	99dpa	2
500-999 dwellings	39dpa	2
100-499 dwellings	42dpa	8
0-99 dwellings	40dpa	16

6.5 Tables 36 and 37 on the following pages show the remaining allocated sites (or residual sites) within the Development Plan that currently do not have planning permission. The sites have been allocated in the Development Plan Documents:

- Sites Allocated in the Amended Core Strategy (Adopted March 2019)
- Sites allocated in the Allocations & Development Management DPD (Adopted July 2013)

**Table 36: Figure 6: Sites without planning consent allocated in the Amended Core Strategy (Adopted March 2019)**

Allocation Ref	Primary Parish	Capacity / Residual	Site Address	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Totals
NAP2b	Newark	1,000	Strategic Site (Land East of Newark)						25	50	100	175
<b>Totals</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>50</b>	<b>100</b>	<b>175</b>

**Table 37: Illustrative Trajectory for remaining allocated sites without planning permission, as identified in the Allocations & Development Management DPD (2013) at 31/03/2025.**

ADM DPD	Address	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total Dwellings
NUA/Ho/1**	Land at the end of Alexander Avenue and Stephen Road									0
NUA/Ho/2*	Land South of Quibells Lane (Residual)							20		20
NUA/Ho/3**	Land on Lincoln Road									0
NUA/Ho/5	Land North of Beacon Hill Rd and the Northbound A1 Coddington Slip Road						50	50	50	150
NUA/Ho/6*	Land between 55 and 65 Millgate (residual allocation)						2	3		5
NUA/Ho/9	Land on Bowbridge Road (Newark Storage)						36	38	38	112
NUA/MU/3^	NSK Factory, Northern Road									0
So/Ho/5	Land off Lower Kirklington Road						12	24	24	60
So/Ho/7	Southwell Depot							5	10	15
So/MU/1**	Land at the former Minster School									0
Lo/Ho/1**	Land adjacent to 28 Epperstone Road									0
OB/MU/2	Land between Kirk Drive, Stepnall Heights and Hallam Road						30	30	30	90
Bi/Ho/1	Adj Wycar Leys Kirklington Road						7	7	6	20
Ra/Ho/2*	Land to the East of Warsop Lane (Residual allocation)						35	35	25	95
Ra/MU/1	Land at Kirklington Road						2	2	2	6

Bl/Ho/4**	Land at Dale Lane Allotments										0
Cl/MU/1	Land at the former Clipstone Colliery						30	30	30		90
<b>Totals</b>		0	0	0	0	0	204	244	215		663

*	Residual site
**	Proposed for de-allocation
^	Re-designate as Opportunity Site

## 7 Affordable Housing Delivery

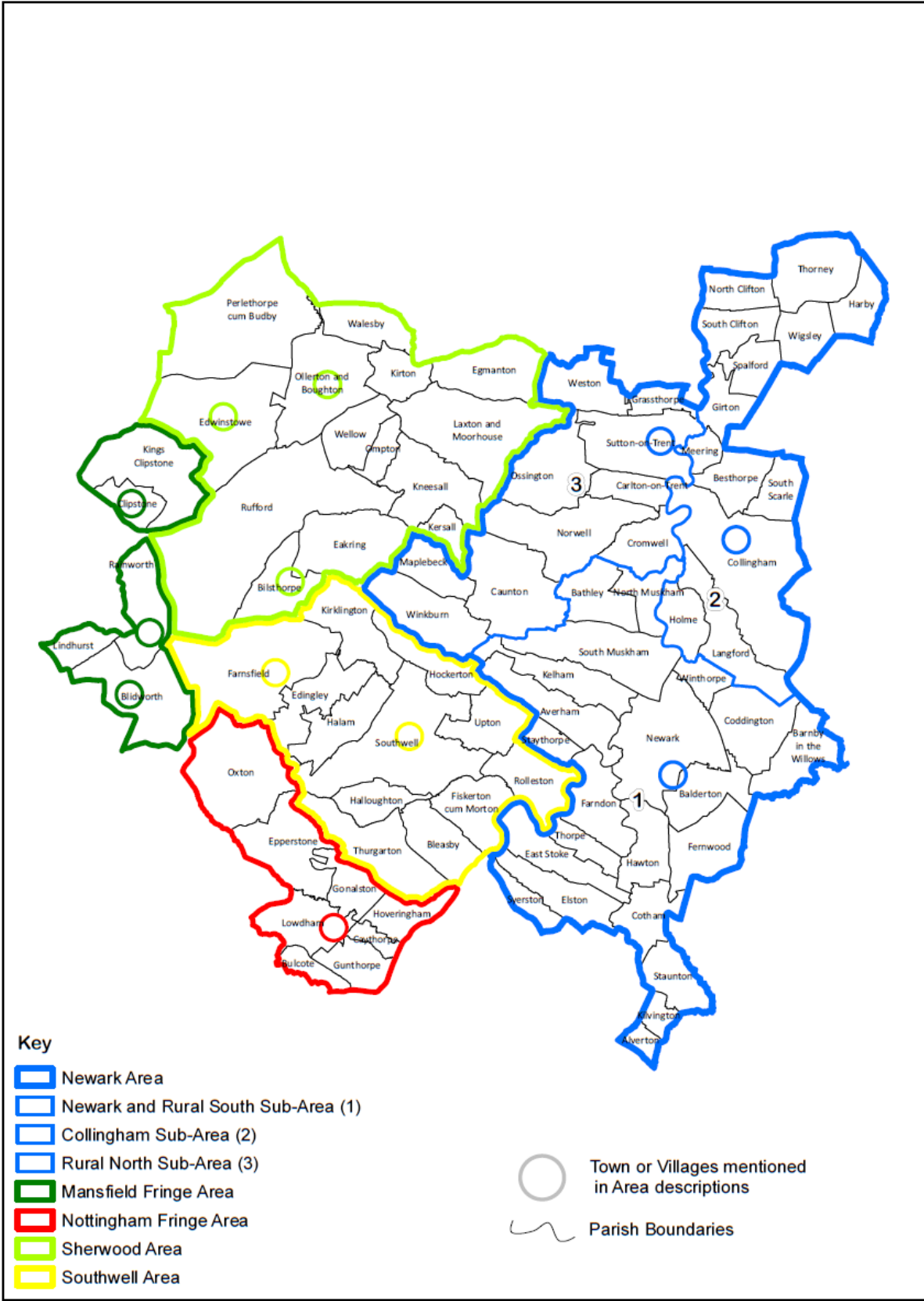
7.1. Core Policy 1 of the Newark and Sherwood Amended Core Strategy DPD (adopted March 2019) refers to Affordable Housing Provision which states ‘*The District Council seeks to secure 30% of new housing development on qualifying sites as affordable.*’

**Table 38: Affordable Housing Delivery**

Location	Site Name	Planning Reference	Affordable Dwellings Completed in 24/25 (using Planning Policy Criteria)	Affordable Dwellings Completed in 24/25 (using Strategic Housing Criteria)
Balderton	Hawton Lane (Land at ro 63)	22/00837/FUL	1	1
Balderton	Nightingale Close (Land at)	22/00695/FUL	1	1
Balderton	Wolfit Avenue (24, Land adjacent)	22/00706/FUL	1	1
Balderton	Wolfit Avenue (Land off)	22/00704/FUL	1	1
Bilsthorpe	Bi/Mu/1 - Eakring Road (Land off)	20/00873/FULM	28	27
Bilsthorpe	Oldbridge Way (Land off)	20/00642/FULM	1	1
Blidworth	Bl/Ho/3 - New Lane (Land at)	20/00475/FULM	8	6
Clipstone	The Drive (Car Park off)	22/00302/FUL	3	3
Edwinstowe	Gaitskell Crescent (Land at)	22/00995/FUL	2	2
Edwinstowe	SHaP4 - Ollerton Road, Thoresby Colliery - Phase 1	19/01016/RMAM	7	7
Edwinstowe	SHaP4 - Ollerton Road, Thoresby Colliery - Phase 2	19/01865/RMAM	5	5
Fernwood	NAP2c - Fernwood Meadows South	19/01053/RMAM	12	11
Fernwood	NAP2c - Land North and East of Fernwood	18/00526/RMAM	43	43
Newark	Eton Avenue (73) & Beech Avenue (65)	21/01295/FUL	2	0
Newark	Eton Avenue (77C)	22/01591/FUL	5	5
Newark	NAP2a - Land South of Newark, Phase 1 - Parcels 4a & 4b	19/01164/RMAM	7	7
Norwell	Fair Vale (Land at)	22/00297/FUL	1	1
Norwell	School Lane (Garage Site)	21/02397/FUL	2	2
Ollerton & Boughton	Fir View (Land at)	22/00777/FUL	1	1
Ollerton & Boughton	Fir View (Land off)	22/00810/FUL	1	1
Rainworth	Southwell Road East (Land at)	22/00783/FUL	1	1
Southwell	Kings Court (39)	24/00208/FUL	1	1
Walesby	Manor Close (Land off)	22/00891/FUL	1	1
			<b>135</b>	<b>129</b>

# Appendix 1 – Areas of Newark & Sherwood

Figure 1 - Areas of Newark & Sherwood



## Appendix 2 – Opportunity Sites

On-going work to review the District Council Local Development Framework Documents has identified opportunity sites in the Newark Urban Area. The sites (listed in the table below) have previously had planning permission or are allocations which have some uncertainty over delivery timescales. At the time of writing, these sites present opportunity for future development if delivery on the allocated sites is not forthcoming as planned and were submitted as Opportunity Sites alongside the Submission Version AADMDPD in January 2024.

**Table 39: Opportunity Sites**

OS1	Tarmac Site – Hawton Lane/Bowbridge Road Newark	270
OS2	NSK Factory (former NUA/MU/3) Northern Road, Newark	150
<b>Total Dwellings</b>		<b>420</b>

## Appendix 3 – Illustrative Summary Housing Trajectory as at 01/04/2025

	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033
Allocated Sites with Permission	71	70	89	173	249	306	221	367	520	452	384	452	275	289	377	448	459	313	237	217
Unallocated Large Sites with Permission (10 dwellings or over)	175	271	189	309	148	174	188	294	185	49	120	38	34	53	85	82	90	57	76	76
Medium Sites with Permission (5-9 dwellings)	18	36	49	47	29	52	89	59	56	33	64	23	23	60	55	28	6	0	0	0
Small Sites with Permission (0 - 4 dwellings)	48	85	113	56	82	139	88	79	110	84	83	85	40	40	41	55	55	61	0	0
Allocated SUE - Land East of Newark													0	0	0	0	0	25	50	100
Sites in the Adopted Allocations & Development Management DPD Without Permission													0	0	0	0	0	204	244	215
<b>Total Existing Commitments</b>													<b>372</b>	<b>442</b>	<b>558</b>	<b>613</b>	<b>610</b>	<b>660</b>	<b>607</b>	<b>608</b>
Opportunity Sites													0	0	0	0	0	0	0	0
Allowance for Windfall																90	90	90	90	90
Losses	-38	-15	-44	-14	-17	-17	-31	-32	-64	-30	-22	-35								
<b>Total Past Net Completions</b>	<b>274</b>	<b>447</b>	<b>396</b>	<b>571</b>	<b>491</b>	<b>654</b>	<b>555</b>	<b>767</b>	<b>807</b>	<b>588</b>	<b>629</b>	<b>563</b>								
<b>Total Projected Completions</b>													<b>372</b>	<b>442</b>	<b>558</b>	<b>703</b>	<b>700</b>	<b>750</b>	<b>697</b>	<b>698</b>
Cumulative Completions	274	721	1,117	1,688	2,179	2,833	3,388	4,155	4,962	5,550	6,179	6,742	7,114	7,556	8,114	8,817	9,517	10,267	10,964	11,662
<b>PLAN - Overall Housing Requirement (Annualised)</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>	<b>454</b>
<b>MONITOR - No. of dwellings above or below cumulative requirement</b>	<b>-180</b>	<b>-187</b>	<b>-245</b>	<b>-128</b>	<b>-91</b>	<b>109</b>	<b>210</b>	<b>523</b>	<b>876</b>	<b>1,010</b>	<b>1,185</b>	<b>1,294</b>	<b>1,212</b>	<b>1,200</b>	<b>1,304</b>	<b>1,553</b>	<b>1,799</b>	<b>2,095</b>	<b>2,338</b>	<b>2,582</b>
<b>MANAGE - Annual requirement taking account of past/projected completions</b>	<b>454</b>	<b>721</b>	<b>464</b>	<b>468</b>	<b>462</b>	<b>460</b>	<b>446</b>	<b>438</b>	<b>410</b>	<b>374</b>	<b>353</b>	<b>322</b>	<b>292</b>	<b>281</b>	<b>254</b>	<b>193</b>	<b>66</b>	<b>-146</b>	<b>-594</b>	<b>-1,884</b>

